

051.A

0003

0014.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

773,300 / 773,300

USE VALUE:

773,300 / 773,300

ASSESSED:

773,300 / 773,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		SUMMER ST, ARLINGTON

## OWNERSHIP

Unit #: C14

Owner 1: NOE DENNIS A ETAL/ TRUSTEES

Owner 2: SUMMER ST 86-14 REALTY TRUST

Owner 3:

Street 1: 86 SUMMER ST #C14

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: NOE DENNIS A &amp; -

Owner 2: KUMOR KAREN -

Street 1: 86 SUMMER ST #C14

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2690 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6065																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	773,300			773,300		
							230621
							GIS Ref
							GIS Ref
							Insp Date
							05/07/18

Total Card / Total Parcel  
773,300 / 773,300  
773,300 / 773,300  
773,300 / 773,300



05/07/18  
!14569!

## USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	04:24:23
LAST REV	
Date	Time
06/14/18	17:08:56
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	759,300	0	.	.	759,300	759,300	Year End Roll	12/18/2019
2019	102	FV	740,900	0	.	.	740,900	740,900	Year End Roll	1/3/2019
2018	102	FV	673,800	0	.	.	673,800	673,800	Year End Roll	12/20/2017
2017	102	FV	603,900	0	.	.	603,900	603,900	Year End Roll	1/3/2017
2016	102	FV	603,900	0	.	.	603,900	603,900	Year End	1/4/2016
2015	102	FV	578,500	0	.	.	578,500	578,500	Year End Roll	12/11/2014
2014	102	FV	550,200	0	.	.	550,200	550,200	Year End Roll	12/16/2013
2013	102	FV	550,200	0	.	.	550,200	550,200		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOE DENNIS A &	65572-257		6/19/2015	Convenience		1	No	No	
GRENIER GHISLAI	60690-117		12/10/2012		596,300	No	No		
FARRINGTON PATR	48030-292		8/22/2006		560,000	No	No		
MODERN CONTINEN	33121-347		6/25/2001		434,900	No	No	4	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/7/2018		Measured								DGM	D Mann	
2/5/2002		Inspected								PM	Peter M	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:																
Sec Wall: 1				OthrFix: 1	Rating:																
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: WHITE				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir: N	- NONE			Fpl: 1	Rating: Very Good			Other													
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper													
Grade: C+	- Average (+)							Lvl 2													
Year Blt: 2001	Eff Yr Blt:							Lvl 1													
Alt LUC:	Alt %:							Lower													
Jurisdict:	Fact: .							Totals	RMs: 5	BRs: 2	Baths: 2	HB: 1									
Const Mod:								<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Lump Sum Adj:												Exterior:	No Unit	RMS	BRs	FL					
<b>INTERIOR INFORMATION</b>												Interior:	1	5	2	1					
Avg Ht/FL: STD												Additions:									
Prim Int Wall: 1	- Drywall											Kitchen:									
Sec Int Wall: 1												Baths:									
Partition: T	- Typical											Plumbing:									
Prim Floors: 3	- Hardwood											Electric:									
Sec Floors: 1												Heating:									
Bsmt Flr: 12	- Concrete											General:	1	5	2						
Subfloor:												<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>					
Bsmt Gar: 1												Basic \$ / SQ: 245.00	Rate	Parcel ID	Typ	Date	Sale Price				
Electric: 3	- Typical											Size Adj.: 0.72304833									
Insulation: 3	- Typical											Const Adj.: 1.04989493									
Int vs Ext: S												Adj \$ / SQ: 185.986									
Heat Fuel: 2	- Gas											Other Features: 68218									
Heat Type: 3	- Forced H/W											Grade Factor: 1.10									
# Heat Sys: 1												NBHD Inf: 1.29999995									
% Heated: 100												NBHD Mod:									
Solar HW: NO	Central Vac: NO											LUC Factor: 1.00									
% Com Wall	% Sprinkled: 100											Adj Total: 817438		Juris. Factor:		Before Depr:	265.96				
												Depreciation: 44142		Special Features: 0		Val/Su Net:	256.23				
												Depreciated Total: 773296		Final Total: 773300		Val/Su SzAd:	287.47				
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:				
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 051.A-0003-0014.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:				Total Special Features:				Total:												